

1 BILL NO. R-87-09-02

2 DECLARATORY RESOLUTION NO. R-58-87

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1 for property
6 commonly known as 3404 Conestoga Drive,
7 Fort Wayne, Indiana 46808. (Cole Pro-
8 perties, Petitioner).

9 WHEREAS, Petitioner has duly filed its petition dated
10 August 27, 1987, to have the following described property
11 designated and declared an "Economic Revitalization Area" under
12 Division 6, Article II, Chapter 2 of the Municipal Code of the
13 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
14 12.1, to-wit:

15 Part of Section 28, Township
16 31 North, Range 12 East, Allen
17 County, Indiana, more particularly
18 described as follows:

19 Commencing at the Southeast corner
20 of the West half of the Southeast
21 Quarter of Section 28, Township
22 31 North, Range 12 East, Allen
23 County, Indiana; thence West
24 along the South line of the W1/2
25 of the SE1/4 of Sec. 28-31-12,
26 and the South line of the E1/2
27 of the SW1/4 of Sec. 28-31-12,
28 a distance of 1475.0 feet; thence
29 North with a deflection angle
30 to the right of 89 degr. 54 min.
31 20 sec. and parallel to the East
32 line of the W1/2 of the SE1/4
of Sec. 28-31-12, a distance
of 701.45 feet; thence East with
a deflection angle to the right
of 89 degr. 45 min. 20 sec.
and parallel to the South line
of Centennial Industrial Park
Section III, as recorded in the
plat thereof in the Office of
the Recorder of Allen County,
Indiana, a distance of 155.0
feet to the point of beginning;
thence North with a deflection
angle to the left of 89 degr.
45 min. 20 sec. and parallel
to the East line of the W1/2
of the SE1/4 of Sec. 28-31-12,
a distance of 392.8 feet; thence
East with a deflection angle
to the right of 89 degr. 45
min. 20 sec. parallel to the
South line of Centennial Industrial
Park, Section III, a distance
of 520.0 feet; thence South with

1 Page Two

2 a deflection angle to the right
3 of 90 degr. 14 min. 40 sec. and
4 parallel to the East line of
5 the W1/2 of the SE1/4 of Sec.
6 28-31-12, a distance of 392.8
7 feet; thence West with a deflec-
8 tion angle to the right of 89
9 degr. 45 min. 20 sec. parallel
10 to the South line of Centennial
11 Industrial Park, Section III,
12 a distance of 520.0 feet to the
13 point of beginning, containing
14 4.689 acres;

15 The above-described real estate
16 has been preliminarily platted
17 as Lot Number 47, Centennial
18 Industrial Park, Section VI,
19 an Addition to the City of Fort
20 Wayne;

21 said property more commonly known as 3404 Conestoga Drive, Fort
22 Wayne, Indiana 46808;

23 WHEREAS, it appears that said petition should be pro-
24 cessed to final determination in accordance with the provisions
25 of said Division 6.

26 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
27 OF THE CITY OF FORT WAYNE, INDIANA:

28 SECTION 1. That, subject to the requirements of Section
29 4, below, the property hereinabove described is hereby designated
30 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
31 12.1. Said designation shall begin upon the effective date of
32 the Confirming Resolution referred to in Section 3 of this Resolu-
33 tion and shall continue for one (1) year thereafter. Said desig-
34 nation shall terminate at the end of that one-year period.

35 SECTION 2. That upon adoption of this Resolution:

36 (a) Said Resolution shall be filed with the Allen
37 County Assessor;

38 (b) Said Resolution shall be referred to the Committee
39 on Finance and shall also be referred to the De-
40 partment of Economic Development requesting a re-

commendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";

- (c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;
- (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall only apply to a deduction of the assessed value of real estate.

SECTION 4. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 5. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten (10) years.

SECTION 6. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

APPROVED AS TO FORM
AND LEGALITY

Bruce O. Boxberger, City Attorney

Councilmember

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne
Indiana, on _____, the _____ day of
_____, 19____, at _____ o'clock _____ M., E.S

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by E. Stier,
seconded by J. Stier, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 9-8-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)
(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. 9-5887
on the 8th day of September, 1987,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 9th day of September, 1987,
at the hour of 11:00 o'clock 11 M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 10th day of September,
1987, at the hour of 9⁰⁰ o'clock 11 M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

Rec'd
8/27/87

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 X Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: COLE PROPERTIES

Address of Applicant's Principle Place of Business:

4910 LIMA ROAD

FORT WAYNE, INDIANA 46808

Phone Number of Applicant: (219) 483-1171

Street Address of Property Seeking Designation:

3404 CONESTOGA DRIVE

FORT WAYNE, INDIANA 46808

S.I.C. Code of Substantial User of Property: 3599

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u> X </u>	<u> </u>
Is the project site within the flood plain?	<u> </u>	<u> X </u>
Is the project site within the rivergreenway area?	<u> </u>	<u> X </u>
Is the project site within a Redevelopment Area?	<u> X </u>	<u> </u>
Is the project site within a platted industrial park?	<u> X </u>	<u> </u>
Is the project site within the designated downtown area?	<u> </u>	<u> X </u>
Is the project site within the Urban Enterprise Zone?	<u> </u>	<u> X </u>
Will the project have ready access to City Water?	<u> X </u>	<u> </u>
Will the project have ready access to City Sewer?	<u> X </u>	<u> </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u> </u>	<u> X </u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? M-2

What is the nature of the business to be conducted at the project site?
MACHINING AND SHIPMENT OF ALUMINUM CASTINGS

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

24,000 SQUARE FOOT METAL BUILDING USED FOR PATTERN MANUFACTURING AND MACHINING AND SHIPMENT OF ALUMINUM CASTINGS.

What is the condition of structure(s) listed above? 6 MONTHS OLD

Current assessed value of Real Estate:

Land	<u>\$27,200</u>
Improvements	<u>\$66,300</u>
Total	<u>\$93,500</u>

What was amount of Total Property Taxes owed during the immediate past year? SEE NOTE BELOW for year 19 .

Give a brief description of the proposed improvements to be made to the real estate.

12,000 SQUARE FOOT METAL BUILDING ADDITION

Cost of Improvements: \$ 240,000

Development Time Frame:

When will physical aspects of improvements begin? SEPTEMBER 10, 1987

When is completion expected? DECEMBER 15, 1987

E. PERSONAL PROPERTY ABATEMENT: N/A

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: _____

NOTE: ASSESSED VALUATION GIVEN IN SECTION D IS FIRST ASSESSMENT ON PROPERTY HELD BY COLE PROPERTIES. ASSESSMENT WAS FOR THE YEAR ENDED 1987.

What was amount of Personal Property Taxes owed during the immediate past year? _____ for year 19__.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment? _____

When is installation expected to be completed? _____

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? NONE

How many permanent jobs will be created as a result of this project?
NONE

Anticipated time frame for reaching employment level stated above?
N/A

What is the nature of those jobs?
N/A

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

THE PROPERTY ON WHICH THE PROJECT WILL BE LOCATED IS A FAIRLY RECENT ADDITION TO AN EXISTING INDUSTRIAL PARK.

In what Township is project site located? WASHINGTON

In what Taxing District is project site located? FORT WAYNE - WASHINGTON

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

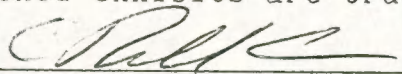
DOUGLAS W. COOPER

4910 LIMA ROAD

FORT WAYNE, INDIANA 46808

Phone Number of Contact Person (219) 483-1171

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.



Signature of Applicant

E. C. RICHARDS COLE
PARTNER

8-27-87

Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

EXHIBIT "A"

Part of Section 28, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the West half of the Southeast Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana; thence West along the South line of the W1/2 of the SE1/4 of Sec. 28-31-12, and the South line of the E1/2 of the SW1/4 of Sec. 28-31-12, a distance of 1475.0 feet; thence North with a deflection angle to the right of 89 degr. 54 min. 20 sec. and parallel to the East line of the W1/2 of the SE1/4 of Sec. 28-31-12, a distance of 701.45 feet; thence East with a deflection angle to the right of 89 degr. 45 min. 20 sec. and parallel to the South line of Centennial Industrial Park Section III, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana, a distance of 155.0 feet to the point of beginning; thence North with a deflection angle to the left of 89 degr. 45 min. 20 sec. and parallel to the East line of the W1/2 of the SE1/4 of Sec. 28-31-12, a distance of 392.8 feet; thence East with a deflection angle to the right of 89 degr. 45 min. 20 sec. parallel to the South line of Centennial Industrial Park, Section III, a distance of 520.0 feet; thence South with a deflection angle to the right of 90 degr. 14 min. 40 sec. and parallel to the East line of the W1/2 of the SE1/4 of Sec. 28-31-12, a distance of 392.8 feet; thence West with a deflection angle to the right of 89 degr. 45 min. 20 sec. parallel to the South line of Centennial Industrial Park, Section III, a distance of 520.0 feet to the point of beginning, containing 4.689 acres.

The above-described real estate has been preliminarily platted as Lot Number 47, Centennial Industrial Park, Section VI, an Addition to the City of Fort Wayne.

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Cole Properties
Site Location: 3404 Conestoga Drive
Fort Wayne, IN 46808

Councilmanic District: 3rd Existing Zoning: M-2

Nature of Business: Machining and shipment of aluminum castings

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u>X</u>	<u> </u>
Platted Industrial Park	<u>X</u>	<u> </u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

Twelve thousand (12,000) square foot metal building addition

Type of Tax Abatement: Real Property X Manufacturing Equipment

Estimated Project Cost: \$ 240,000 Permanent Jobs Created: 15

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 10 year(s).

Comments:

Staff *Mark D. Beck*
Date 8/28/87

Director *T. L. V. S.*
Date 8/28/87

DIGEST SHEETTITLE OF ORDINANCE Declaratory ResolutionDEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for property
commonly known as 3404 Conestoga Drive, Fort Wayne, Indiana 46808.
(Cole Properties, Petitioner).

Q-87-09-02

EFFECT OF PASSAGE A 24,000 square foot metal building will be
constructed to be used for pattern manufacturing and machining
and shipment of aluminum castings.

EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$240,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-87-09-02

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) A DECLARATORY RESOLUTION
DESIGNATING AN "ECONOMIC REVITALIZATION AREA" UNDER I.C.6-1.1-12.1
FOR PROPERTY COMMONLY KNOWN AS 3404 CONESTOGA DRIVE, FORT WAYNE
INDIANA 46808. (COLE PROPERTIES, PETITIONER).

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)
(RESOLUTION)

YES

NO

CONCURRED IN 9-8-87

SANDRA E. KENNEDY
CITY CLERK